



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2019

Re: Gateway Plaza- Flat Branch Park Subdivision – Final Plat (Case #59-2019)

Executive Summary

Approval will result in the creation of a one-lot final replat to be known as “Gateway Plaza-Flat Branch Park Subdivision.”

Discussion

The City of Columbia (owner) seeks approval to plat approximately 0.61 acres of M-DT (Mixed Use- Downtown) zoned property located at the southeast corner of Broadway and Providence Road. The one-lot final plat, to be known as "Gateway Plaza- Flat Branch Park Subdivision" will facilitate the expansion of Flat Branch Park by its inclusion of property purchased from Roth Properties, LLP in 2016. The Flat Branch Expansion Master Plan was approved by the City Council on May 6, 2019.

The plat constitutes a replat of Lots 183, 136, and parts of Lot 137 and 138 of the Original Town of Columbia. The plat also includes a part of the alley vacated by Council Ordinance #444 and part of the Fourth Street right of way vacated by Council Ordinance #7190. The plat conforms to the technical requirements of the UDC and does not eliminate any restrictions upon which neighboring property owners or the City have relied upon. Furthermore, the parcel is or will be served by adequate public infrastructure upon its redevelopment.

The plat specifically shows the provision of required corner truncations at the Broadway and Providence intersection as well as the platted, unopened Cherry Street and Providence Road intersection. Additionally, the standard half-width right-of-way along the parcel's Providence Road and Fourth Street frontages will be dedicated in accordance with the UDC's Appendix A requirements. Furthermore, dedication of ten (10) foot utility easements will be provided along the Cherry Street, Providence Road, and Broadway frontages. Existing water line, sanitary sewer, drainage, and general utility easements are also shown on the plat for reference purposes.

The plat has been reviewed by both internal and external agencies and is recommended for approval.

Locator maps and the final plat are attached.



Fiscal Impact

Short-Term Impact: None. The plat consolidates adjoining parcels owned by the City and dedicates additional right of way and easements for future public use.

Long-Term Impact: Long-term impacts would include park improvements, infrastructure maintenance, and public safety services. Such impacts may be off-set by dedicated funding sources such as the Park Sales Tax or dedicated capital project funding. Enhanced public safety costs may be off-set through increases in general revenue or user-fee collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/06/2019	Approved the Flat Branch Expansion Master Plan. (Res. No. 71-19)
10/14/2016	Approved real estate contract, associated riders, and general addendums to a real estate contract with Roth Properties, LLP for the purchase of 32 S. Providence Road. (Ord. No. 022979)

Suggested Council Action

Approve the "Gateway Plaza- Flat Branch Park Subdivision" as presented.